

# NOTICE OF PUBLIC HEARING

## VARIANCE APPLICATION

R.M. of St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204 482-3300.

**Tuesday**  
**October 22, 2024**  
**6:00 PM**

**Council Chambers**  
**RM of St. Clements**  
**1043 Kittson Rd.**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

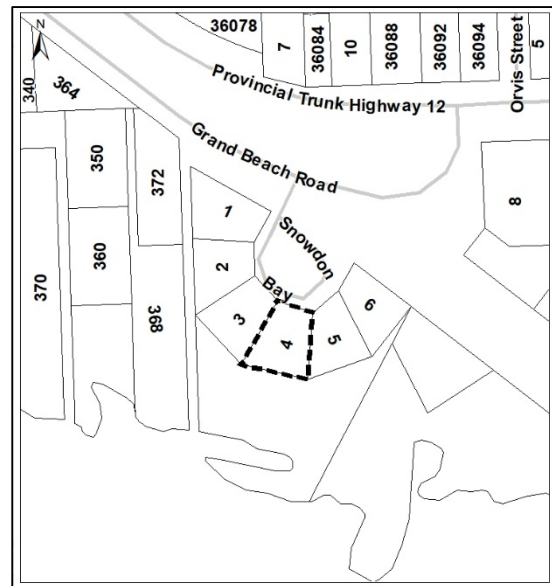
**Application File:** VO 76/24

**Applicant:** Jeffrey Erhardt

**Property Location:** 4 Snowdon Bay, R.M. of  
St. Clements  
Roll #790630  
Lot 4, Plan 12764

**Application Purpose:**

The applicant proposes to reduce the rear yard setback and increase the maximum number of accessory structures, to allow for a new accessory building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Rear Yard Setback: Accessory Building (Table 14: "SR" zone)	10 ft (min)	4 ft
Number of Accessory Structures (Section 3.2.4)	2 (max)	3

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at [info@rrpd.ca](mailto:info@rrpd.ca).

## VARIANCE APPLICATION REPORT

<b>Date</b>	September 26, 2024
<b>Application File</b>	<b>VO 76, 2024</b>
<b>Applicant</b>	Erhardt

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	4 Snowdon Bay, R.M. of St. Clements 790630 Lot 4, Plan 12764
<b>Zoning</b>	"SR" Seasonal Residential zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Infill Neighbourhood designation Grand Marais Secondary Plan
<b>Property Size</b>	0.3 acres in area (+/-) 70.2 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Rear Yard Setback: Accessory Building (Table 14: "SR" zone)	10 ft (min)	4 ft
Number of Accessory Structures (Section 3.2.4)	2 (max)	3

#### Application Purpose

The applicant proposes to reduce the rear yard setback and increase the maximum number of accessory structures, to allow for an 336 sq.ft. (14ft.x24ft.) accessory building to be constructed on the subject property.

## **OPTIONS FOR COUNCILS CONSIDERATION**

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
  - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
  - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

## **RECOMMENDED CONDITIONS OF APPROVAL**

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.
2. Applicant / owner obtains all required permits from the Red River Planning District.

# RRPD LOCATION MAP



## SUPPORTIVE MAPPING

Variance Order VO76-2024  
4 Snowdon Bay, RM of St. Clements  
Designation: "SC" Settlement Centre  
Zoning: "SR" Seasonal Residential

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

## APPLICANT PROVIDED INFORMATION

Letter of intent for poly tarped building.

When the property was purchased in 2013 there were 4 existing buildings, one a single car garage, and 3 sheds.

Two of the sheds on the east side of the property were derelict and needed to be removed.

In doing so I purchased the poly building from Kodiak shelters. The size chosen was to be the same size as the garage 14' x 24'.

It was placed on the east side of the property and placed directly behind the existing garage so that everything was neat and in line.

The existing garage has retaining walls on the south and west side and the driveway between the garage and house is sloped downward toward the south.

The new building was erected in a location that was letting us utilize the property more efficiently for our back yard.

We knew that the building was contained inside of our property lines but we did not know that the rear yard backing onto the public reserve was to be 10 feet as the existing buildings were within the 10 foot rear setting.

Our intention was to put up a structure that would accommodate our need to store items like riding mowers, bicycles, atvs, snowmobiles and other items.  
and to make the property look clean and tidy.

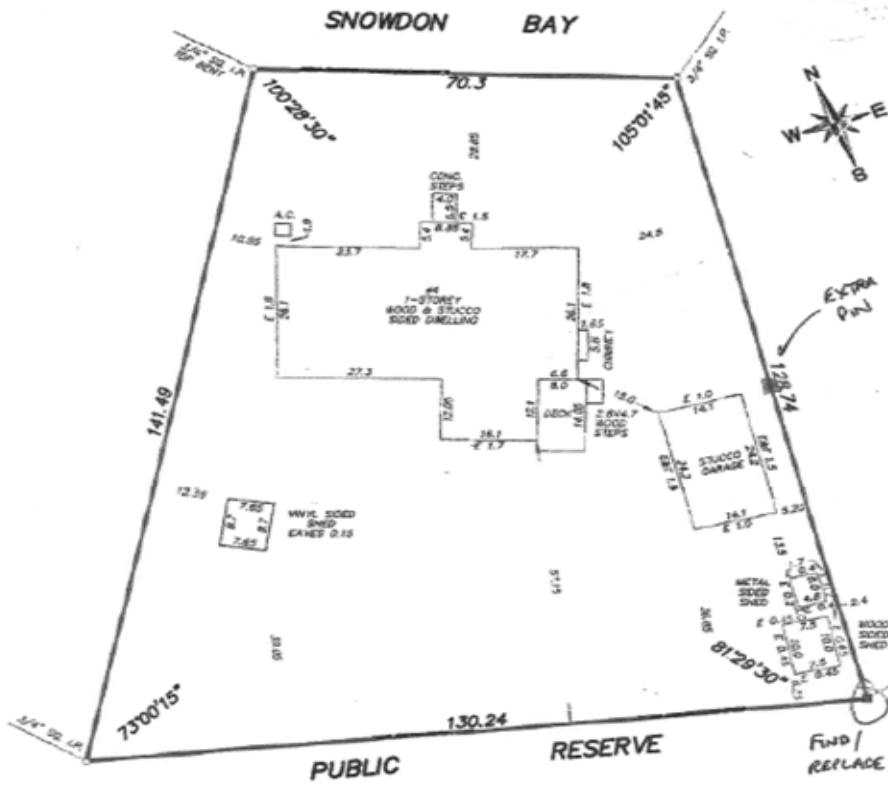
With the 2 remaining original buildings along with the new poly buildings we are less than the 800 square feet maximum that is allowed.



Our intention is to ask for the rear set back of 10 feet be reduced to 4 feet.

Jeff and Tracy Erhardt  
4 Snowdon Bay  
Grand Marais, MB



ORIGINAL



Dated this 23rd day of September, 2013.  
All distances are in feet and decimals of a foot.  
Sketch attached to and forming part of the Surveyor's  
Building Location and Staking Certificate of the above date.  
Iron posts found are described and shown thus:   
1/2" x 1/2" x 18" iron posts were placed at all points shown thus: 

IMPERIAL

Archived: July 3, 2024 2:32:20 PM  
From: [+WPG969 - Roadside Development](#)  
Sent: Wed, 3 Jul 2024 19:13:09  
To: [Jennifer Asaim](#)  
Subject: RE: Variance Application VO 76, 2024  
Importance: Normal  
Sensitivity: None

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Hi Jennifer

We have reviewed VO 76, 2024 and have no concerns.

Thank You

**Jeff DiNella**

Senior Development Review Technologist  
Manitoba Transportation and Infrastructure  
Highway Design  
Cell: (204) 430-7176

1420-215 Garry Street  
Winnipeg, MB R3C 3P3



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From: Jennifer Asaim <[jasaim@rrpd.ca](mailto:jasaim@rrpd.ca)>  
Sent: Tuesday, July 2, 2024 10:56 AM  
To: +WPG969 - Roadside Development <[Roadside\\_Development@gov.mb.ca](mailto:Roadside_Development@gov.mb.ca)>  
Cc: Derek Eno <[deno@rrpd.ca](mailto:deno@rrpd.ca)>; Santan Singh <[santan@rrpd.ca](mailto:santan@rrpd.ca)>; Calvin So <[calvin@rrpd.ca](mailto:calvin@rrpd.ca)>  
Subject: Variance Application VO 76, 2024

Good morning,

Please see attached Variance Application VO 76, 2024 in the R.M of St Clements for your review and concerns.

Best regards,



**Jennifer Asaim**  
Student Planner  
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1 J5  
Tel: 204-669-8880 Fax: 204-669-8882  
[www.redriverplanning.com](http://www.redriverplanning.com)

Planning and Development Services for the Municipalities of:  
Dunnotar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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**Calvin So**

**From:** Kayla Kozoway <[kayla@rmofstclements.com](mailto:kayla@rmofstclements.com)>  
**Sent:** Wednesday, July 17, 2024 2:32 PM  
**To:** Jennifer Asaim; Calvin So  
**Cc:** Ingrid Zarichney; Luanne Martin  
**Subject:** VO 76-2024 - RM Comments

Good Afternoon

Please be advised that the RM has no concerns with the proposed variance.

Thank you,

**Kayla Kozoway**

Planning Clerk  
Rural Municipality of St. Clements

Ph: 204-482-3300  
Fax: 204-482-3098  
E: [kayla@rmofstclements.com](mailto:kayla@rmofstclements.com)

